

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

AUGUST 17, 2015

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m. Upon roll call, the following responded:

Present:

Chairman Steve Lichtenfeld
Mark Winings, Aldermanic Representative
Craig Owens, City Manager
Ron Reim
Josh Corson
Sherry Eisenberg

Absent:

Vacant Seat

Also Present:

Louis Clayton, Planner
Kevin O'Keefe, City Attorney

Chairman Lichtenfeld asked that all cell phone ringers be turned off, that conversations take place outside the meeting room and that those who wish to speak approach the podium and to be sure the green light on the microphone is on for property recording of this meeting.

MINUTES

The minutes of the July 20th, 2015 meetings were approved, after having been previously distributed to each member.

SITE PLAN/ARCHITECTURAL REVIEW – NEW SINGLE FAMILY RESIDENCE – 129 CRANDON DRIVE

Lauren Strutman, project architect, was in attendance at the meeting. Also in attendance were David Volz, project civil engineer, Tom Hennessey, builder, and Laura Baron, owner.

Louis Clayton explained that this is a request for review of the site plan associated with the proposed construction of a new 4,293-square-foot (excluding the basement) single-family residence with an attached, rear-entry, at-grade garage. The height of the proposed residence is 29 feet 3 1/8 inches as measured from the average existing grade to the mean height of the roof. The

plans show the HVAC units located at the south side of the home and screened by a 4-foot tall wood fence. Trash will be stored in a 40-square-foot trash enclosure located at the end of the driveway. The trash enclosure will be screened by a wood fence and gate. Louis indicated that the Clayton Gardens Urban Design District limits impervious coverage to 40 percent of the total lot area and allows an increase in impervious coverage based on the garage placement. For this project, the allowable impervious coverage may be increased to 55 percent for the inclusion of an attached, at-grade, rear-loading garage. The existing impervious coverage on site is 25.3 percent. The new plans increase the impervious coverage to 50.6 percent, which is below the maximum allowable impervious coverage of 55 percent. The existing storm water runoff, according to the MSD 15 year, 20 minute calculation, is 0.5 cubic feet per second (CFS). The proposed runoff is 0.6 CFS, which represents an increase in 0.1 CFS. To mitigate the increase in storm water runoff, downspouts on the southern half of the home will be piped to a dry well in the front yard. All other downspouts will be piped to a pop-up bubbler in the front yard. The Public Works Department finds the storm water plan acceptable. The proposed landscape design features a variety of understory trees, ornamental shrubs and perennials that are appropriate for the size of the site and character of the neighborhood. Four trees totaling 64 caliper inches will be removed, and 36 caliper inches require onsite replacement. The landscape plan proposes 53 caliper inches of new deciduous and broadleaf evergreen trees on site. The City's contracted landscape architect is of the opinion that the proposed trees are suitable for the site. Two existing street trees are shown to be protected and preserved per City guidelines; however, the plans indicate that re-grading will occur which will place fill over the trees' critical root zones. To avoid potential damage to the street trees, it is recommended that re-grading be avoided within the critical root zones and that the site and landscape plans are revised accordingly. Exterior lighting is proposed at all exterior doors and at the garage. All exterior lights will be 75 watts or less. Louis stated that the height, setbacks, and impervious coverage as proposed are in conformance with the requirements of the R-2 Single Family Dwelling District and the Clayton Gardens Urban Design District. Storm water will be adequately managed on site, and the landscape plan features a variety of understory trees, ornamental shrubs and perennials that are appropriate for the size of the site and character of the neighborhood. Staff is of the opinion that the project meets the criteria for site plan approval and recommends approval with the following conditions, to be approved by staff prior to the issuance of a building permit:

1. To ensure the future maintenance and operation of the dry well, the applicant shall record the approved site plan with St. Louis County and submit proof of recording to the City.
2. That the applicant submits revised landscape and site plans showing no grading within the street trees' critical root zones.

Ms. Strutman presented a site plan to the members, explaining that the AC units will be on the south side of the home and trash stored at the end of the driveway that will remain in its present location. She then presented a landscape plan, noting that no street trees are to be removed and only one tree removed from the site.

Chairman Lichtenfeld asked if the north side of the structure is pulled further south when comparing the existing home to the new home.

Ms. Strutman replied “yes”.

Mr. Volz presented a comparison drainage map (existing and new) to the members. He explained that currently, storm water drains toward the street (west to east). They are proposing two pop-up bubblers; storm water run-off from the roof will flow through the gutters to the drywell then to the bubbler. He noted that water will basically drain the same way and that the drywell will retain additional storm water created by this construction.

Chairman Lichtenfeld asked for confirmation that no additional water will run onto the property to the south as a result of this construction.

Mr. Volz confirmed; noting that the amount of run off toward the south will stay the same as existing or will be reduced.

Chairman Lichtenfeld mentioned staff’s recommendation about re-grading.

Mr. Volz indicated that they can re-work the grading plan so the street trees are not affected.

Chairman Lichtenfeld asked if that would result in the need for a retaining wall.

Mr. Volz replied “no”.

Ron Reim asked if there was any way to save the Red Oak in the back yard.

Ms. Strutman replied “no”.

Karl Lang, 8400 University (property to the north), asked if the retaining wall that supports the 10-foot drop is to remain.

Mr. Volz replied “yes”.

Chairman Lichtenfeld asked Mr. Lang if that wall is on his property.

Mr. Lang replied “no”.

Ron Reim commented that the survey stakes indicate the wall is on Mr. Lang’s property.

Mr. Lang stated that’s not true; adding that the driveway may encroach.

A copy of the survey was provided by Mr. Volz.

Sherry Eisenberg asked where the replacement trees are being planted.

Ms. Strutman showed the members where the replacement on-site trees are to be planted. She added that they are planting 53 caliper inches, yet are only required to replace 36 caliper inches.

Chairman Lichtenfeld asked if the White Oak will grow large/

Ms. Strutman replied “yes”, adding that the City asked for a White Oak.

Being no further questions or comments, Ron Reim made a motion to approve per staff recommendations. The motion was seconded by Josh Corson and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Louis Clayton explained that this is a request for review of the design and materials associated with the proposed construction of a new single family residence. The basic massing of the proposed two-story home is articulated on all sides with windows, doors, brick banding, and variations in roof forms. The home to the south (125 Crandon Drive) was constructed in 1999 and is +/- 8.5 feet shorter than the proposed home (as measured from the mid-point of each roof). The home to the north (8400 University Drive) was constructed in 2006 and is +/- 1 foot 10 inches shorter than the proposed home (as measured from the mid-point of each roof). As required by Section 410.385 of the Clayton Gardens Urban Design District, to avoid tall, blocky building forms, new structures shall incorporate a transition in height and scale through one of six possible techniques. According to the applicant, the following permitted technique is used: “Increasing the side yard setback one foot for every five feet the height of the structure exceeds the height of the adjacent structure at the side yard.” The required side yard setbacks are 8.4 feet and the proposed setbacks are 11.3 feet on the north side of the home and 12 feet on the south side of the home.

Clayton Gardens has traditionally been dominated by the use of standard size brick in a variety of red tones, although the original brick has been painted in some instances. The primary building material for the proposed home is brick painted white. The proposed roof is clad in architectural asphalt shingles, slate grey in color. Black casement and double hung windows are proposed.

A 9-foot wide exposed aggregate driveway is proposed on the north side of the home that leads to a rear-entry, at-grade attached garage with a black paneled garage door. A 30-inch tall stacked stone landscape wall is proposed along a portion of the front building foundation. No permanent fences are proposed. Louis stated that the project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District, the Clayton Gardens Urban Design District, and the Architectural Review Guidelines and that staff is of the opinion that the design is compatible in terms of mass, height, and design with existing nearby homes and recommends approval as submitted.

Ms. Strutman presented a color rendering, explaining that the home is a traditional style, all brick home that will be painted white and feature arched windows and a covered front porch. Elevation drawings were also presented, along with material samples (painted brick, window, slate-grade roof).

Chairman Lichtenfeld commented that this house shows the diversity of the neighborhood and works well with the contemporary style to the north and the 1 ½ story to the south.

Ms. Strutman commented that she believes the house to the south is a ranch style.

Ron Reim stated that he agrees that it works.

Mark Winings stated that it's a great-looking house. He noted the few windows and amount of brick on the left elevation.

Ms. Strutman explained that the first floor of that side of the house contains the library and the second floor is a bedroom with windows on the front of the house. She reminded the members that there is a larger setback to the neighbor to the south.

Chairman Lichtenfeld asked if there will be a deck leading from the door on the rear elevation.

Ms. Strutman replied "maybe someday".

Chairman Lichtenfeld commented that it seems a little odd (the door).

Josh Corson asked about the front terrace grade change.

Ms. Strutman indicated that it isn't that high.

Ron Reim asked if the adjacent house's right elevation has a lot of windows (looking onto the mostly brick elevation of this new house).

Ms. Strutman stated that the owners of that property were left a note and they heard no response.

Mr. Volz mentioned that there is a garage on that side of that house.

Mr. Lang asked to see the contextual drawing.

After Mr. Lang looked at the contextual drawing and had no questions and hearing no further questions or comments, Chairman Lichtenfeld called for a motion.

Rein Reim made a motion to approve as submitted. The motion was seconded by Josh Corson and unanimously approved by the Board.

Chairman Lichtenfeld asked when they plan to break ground.

Ms. Strutman replied “soon”.

Chairman Lichtenfeld welcomed the owner to Clayton.

CONDITIONAL USE PERMIT – NOT-FOR-PROFIT OFFICE – ST. LOUIS COMMUNITY FOUNDATION - 2 OAK KNOLL PARK

Amelia Bond, President/CEO of St. Louis Community Foundation and Patty DeForrest, Clayton’s Director of Parks & Recreation, were in attendance at the meeting.

Louis Clayton explained that this is a request for a conditional use permit to operate a not-for-profit office at the subject building, which measures 12,995 square feet and is located in Oak Knoll Park (northwest corner of Big Bend Boulevard and Clayton Road). Oak Knoll Park measures 14.88 acres and has a zoning designation of R-2 Single Family Dwelling District. The adjacent building addressed 1 Oak Knoll Park has housed a daycare facility for nearly 25 years. From 1995 to early this year, the subject building was occupied by the St. Louis Artists’ Guild. In August 2014, the St. Louis Community Foundation responded to the City’s Request for Proposals and was subsequently selected by the City as the building’s new tenant. The St. Louis Community Foundation was founded in 1915 to help citizens pool their philanthropic funds in order to maximize their giving impact and to ensure the charitable purposes prescribed by the donor are honored into perpetuity. According to the applicant, the building will serve as the foundation’s new headquarters and will be utilized for offices, daily operations, board meetings, donor meetings/events, and community meetings/events. The building and grounds will continue to be rented out for wedding receptions and other similar events. All events will be catered. The proposed hours of operation are 8 AM to 5 PM Monday through Friday. Some events will occur after normal business hours and will be limited in size to the facility’s capacity. Interior and exterior updates to the building are proposed including restoration of all first floor windows, replacement of the second and third floor windows, roof repair, tuck-pointing, repairs to the gutters and painting. The lease with the City provides for 30 reserved parking spaces. The applicant intends to repair the interior and exterior of the building including restoration of all first floor windows, replacement of the second and third floor windows, roof repair, tuck-pointing, repairs to the gutters and painting. Offices are not listed as a conditionally permitted use in this zoning district; however, the City has permitted similar uses for this building in the past provided that the tenant operates under a conditional use permit. This request has been reviewed by the City’s Attorney and it is his opinion that the proposed use is in conformance with the Zoning Regulations. Landscaping is not proposed. Staff is of the opinion that the building’s large setback from adjacent streets and its location within a 14.88-acre park provide adequate buffers. Commercial buildings must provide one parking space for each 300 square feet of gross floor area. Based on the size of the building, 43 parking spaces are required, and 30 are available on site per the lease agreement with the City. The City’s parking regulations state that non-conforming buildings do not need to provide additional parking spaces

for re-occupancy of the building for a similar or less restrictive use. Staff is of the opinion that the proposed use is similar to the previous use (St. Louis Artists' Guild), and therefore additional parking is not required. Based on the City's Bicycle Parking Regulations the proposed use is required to provide one bicycle rack; however, one has not been shown on the plans. Staff recommends that the applicant submit a site plan showing the location of the required bicycle rack in conformance with the Bicycle Parking Regulations, to be approved by staff prior to the issuance of a building permit. The applicant did not provide information on proposed lighting; however, staff does not believe that the lighting associated with this use will be disruptive to the surrounding neighborhood because it is located within a public park and over 300 feet from the nearest residential structure. Louis stated that staff is of the opinion that the proposed use meets the requirements contained in the regulations governing conditional uses. The proposed use is consistent with the previous occupancy of this building for nearly 20 years and staff does not believe that the activities associated with this use will be disruptive to the surrounding neighborhood because it is located within a public park and over 300 feet from the nearest residential structure and therefore, staff recommends approval of the Conditional Use Permit to the Board of Aldermen with the condition that the applicant submit a site plan showing the location of the required bicycle rack in conformance with the Bicycle Parking Regulations, to be approved by staff prior to the issuance of a building permit.

Mark Winings recused himself; he left the member table and did not participate in any discussion or vote related to this application.

Ms. Bond stated that she is very excited to move here and that they are happy to provide a bicycle rack as staff recommends.

Chairman Lichtenfeld commented that this is a magnificent building and he hopes that all goes smoothly.

Ron Reim stated that he shares the Chairman's opinion.

Sherry Eisenberg commented that it appears they are making significant repairs to the building. She asked if any exterior alterations are proposed.

Ms. Bond replied "no".

Ron Reim asked what they will do if an event requires more parking than is available.

Ms. Bond stated that they will work with the City; possibly valeting off-site.

Being no further questions or comments, Ron Reim made a motion to recommend approval of the conditional use permit to the Board of Aldermen per staff recommendation. The motion was seconded by Josh Corson and unanimously approved by the members.

Chairman Lichtenfeld asked when they hope to take occupancy.

Ms. Bond indicated that they would like to take occupancy by fall next year.

Mark Winings returned to the member table.

CONDITIONAL USE PERMIT – ABRA AUTO BODY & GLASS – 125 HUNTER AVENUE

Alan Catchpool representing ABRA was in attendance at the meeting.

Louis Clayton explained that this is a request for a conditional use permit to operate an auto body repair shop at the subject location. The 0.76-acre property has a zoning designation of S-1 Service District and is located adjacent to Interstate 170 to the west; a 2-story office building to the north; and the Hunter Avenue right-of-way and landscaped open areas associated with a 4-story office building to the south and east. The property contains a 1-story, 13,195-square-foot commercial building with 8 garage bays and a 56-space surface parking lot. In 2012, the Board of Aldermen approved a Conditional Use Permit for Team 1 Autobody to operate an auto repair shop at the subject property. Team 1 has vacated the building and Abra Auto Body & Glass has since taken occupancy. A condition of the original Conditional Use Permit was that it was non-transferable, and therefore a new Conditional Use Permit is required. The operational impacts of this auto-related use can be significant. Auto repair technicians are responsible for removing dents in vehicles, straightening bent car parts and replacing parts that are beyond repair due to accidents, collisions, vandalism or wear. They also refinish car bodies and replace glass components. Auto technicians also do some welding and realignment of the frame, and sometimes they are required to straighten out a bent frame on a car, truck or other vehicle. Additionally, vehicles and parts will be re-painted. As defined in the code, an auto repair shop also allows major automobile engine overhauls. An overhauled engine is an engine which has been removed, disassembled, cleaned, inspected, repaired as necessary and tested. The hours of operation are Monday through Friday, 7:30 AM to 5:30 PM and Saturday 9:00 AM to 12:00 PM. Trash will be stored in a trash enclosure located at the southern corner of the property. The building was constructed in 1964 and has historically been used by auto-oriented businesses. Changes to the building's appearance are not proposed. Hours of operation are Monday through Friday, 7:30 AM to 5:30 PM and Saturday 9:00 AM to 12:00 PM. A stipulation of the Conditional Use Permit is that all work performed on vehicles must occur within an enclosed building. Staff is of the opinion that hours of operation are consistent with other adjacent uses, and that the frequency and duration of onsite activities will not have a deleterious impact on the surrounding area. The 2012 Conditional Use Permit required the replacement of a chain link fence with a vinyl fence, and the installation of evergreen trees planted on 12-foot centers along the entire length of the fence parallel to Interstate 170. The trees were to be installed at a minimum height of 6 feet at the time of planting, and to be maintained at a height of no less than 15 feet. The previous tenant installed the vinyl fence but did not remove the chain link fence or install the required landscape buffer. The applicant has submitted a proposed landscaping plan depicting the required evergreen screening. Because the landscaping will be located in the Interstate 170 right-of-way, approval by

the Missouri Department of Transportation is required prior to installation. The chain link fence should also be removed prior to installation of the landscape buffer. Commercial buildings must provide one parking space for each 300 square feet of gross floor area. Based on the size of the building, 44 parking spaces are required, and 56 are available on site. Based on the City's Bicycle Parking Regulations, the proposed use is required to provide one bicycle rack; however, one has not been shown on the plans. Staff recommends that the applicant submit a site plan showing the location of the required bicycle rack in conformance with the Bicycle Parking Regulations, to be approved by staff prior to the issuance of an occupancy permit. New lighting is not proposed as part of this project. Louis stated that staff is of the opinion that the surrounding properties could be moderately impacted by the proposed use, specifically the building to the north. The operational characteristics of the use as proposed by the applicant can be noisy, visually unattractive, waste producing and odor producing. These impacts are somewhat mitigated by the configuration of the building on the subject property and the existing landscape buffering between the two properties. The garage bays, where most of the noise producing activity will take place, are located in the center of the building, thus providing a buffer between the location of the noise producing activity and the office building to the north. Furthermore, both buildings are located directly adjacent to Interstate 170, so there is a large amount of noise generated by passing traffic that could help offset some of the noise produced by the automobile repair shop. Finally, the storage/parking area is located at the south end of the property and is screened by an opaque fence and the existing building, therefore limiting its visibility to the public. Based on the information regarding the operation of the business as provided by the applicant, staff is of the opinion that the proposed use will be compatible with surrounding uses and that potential impacts on adjacent properties will be adequately mitigated. Staff is of the opinion that the proposal meets the requirements contained in the regulations governing conditional uses and recommends approval of the Conditional Use Permit to the Board of Aldermen with the following conditions:

1. Prior to the issuance of an occupancy permit from the City, the applicant shall remove the existing chain link fence and install a landscape buffer along the outside of the entire length of the vinyl fence parallel to Interstate 170 as follows: evergreen trees shall be planted on 12 foot centers at a minimum height of 6 feet tall at the time of planting, and shall be maintained at a height of no less than 15 feet.
2. Business hours of operation shall be limited to Monday through Friday, 7:30 AM to 5:30 PM and Saturday 9:00 AM to 12:00 PM.
3. All work performed on vehicles must occur within an enclosed building.
4. Any vehicles with body damage, vehicles that are wrecked or have missing parts shall be stored indoors or within the fenced and gated parking lot in a location that is completely screened from public rights-of-ways and adjacent properties.
5. All vehicle parts shall be stored indoors at all times.

6. All vehicles awaiting repair shall be stored either in the on-site designated parking lot, inside the garage, or off site. No vehicles may be parked on the street.
7. No vehicles shall remain on site for more than 30 days.
8. The storage and disposal of all waste products generated on site shall conform to all applicable Federal, State and City regulations.
9. Dumpsters shall be properly screened.
10. This Conditional Use is not transferrable.

Mr. Catchpool informed the members that they will be installing the landscaping and will provide a bicycle rack.

Chairman Lichtenfeld commented that the landscaping is in MODOT's right-of-way. He asked if that's been settled with them.

Mr. Catchpool replied "yes".

Chairman Lichtenfeld asked if there are differences between this business and the former business.

Mr. Catchpool replied "no". He indicated that they are looking for one to two more employees to add to their current number of twelve.

Ron Reim questioned if MODOT was the reason that landscaping wasn't installed before. He asked Louis if the City has received any complaints about this business.

Louis Clayton replied "no".

Mark Winings questioned how the previous business owner got away with not having met the conditions of the conditional use permit.

Louis Clayton indicated that there were issues with MODOT. He indicated that MODOT has reviewed the plan and that there should be no further issue with them.

Mark Winings asked if an inspector will make a site visit.

Louis Clayton replied "yes".

Being no further questions or comments, Ron Reim made a motion to recommend approval of the conditional use permit to the Board of Aldermen per staff recommendations. The motion was seconded by Josh Corson and unanimously approved by the members.

ARCHITECTURAL REVIEW – SOLAR PANEL INSTALLATION – 78 ABERDEEN PLACE

Eric Swillinger, representing Straight Up Solar, was in attendance at the meeting.

Louis Clayton explained that this is a request for review of the design and materials associated with the proposed installation of 12 solar panels on the roof of a detached garage. The subject property is located on the south side of Aberdeen Place between University Lane and DeMun Avenue in the Hillcrest Subdivision. In 2010, the Architectural Review Board approved the installation of 18 solar panels on the rear-facing portion of the roof of the two-story house. The applicant now proposes to install 12 rooftop solar panels to be surface mounted on the east and west facing portions of the pitched roof of the detached garage. The proposed solar panels measure 5.1 feet by 3.4 feet, are positioned in a symmetrical fashion, and encroach 4 inches into the required 2-foot set back from the northern roof edge, and 8 inches into the required 2-foot setback from the southern roof edge. Section 405.3920 of the Renewable Energy Systems regulations states that the Architectural Review Board may approve an applicant's request for alternative standards if, in the Board's judgment, the purpose of the regulations will be satisfied and the alternative standards will have no adverse impact on any other property or unreasonably disturb the peaceful occupancy of adjoining or nearby property. The primary purpose of the required two-foot setback from any outside edge, ridge, or valley of the roof, is to provide adequate roof access for the Fire Department in case of a fire. The Fire Marshal has reviewed and approved the proposed design and notes that the potential of the Fire Department needing access to the roof of an uninhabited accessory building is very unlikely. The project has also received approval from the Hillcrest Subdivision Trustees. Louis noted that with the approval of the requested alternative compliance, staff is of the opinion that the proposal is in conformance with the regulations for roof mounted solar installations. Given the intended layout of the array and the design of the solar panels, staff is of the opinion that the solar panels are adequately screened from street view and recommends approval with the condition that all electrical lines servicing the solar array be painted a neutral color, to be approved by staff prior to the issuance of a building permit.

Chairman Lichtenfeld asked if Mr. Swillinger had anything to add.

Mr. Swillinger replied that he had nothing to add except that he is happy to comply with staff recommendation.

Mark Winings asked what the roof will look like after installation.

Chairman Lichtenfeld commented that the side of the pitched roof of the 1-story detached garage where the panels will be installed faces the alley.

Ron Reim asked if it is completely screened from the street.

Mr. Swillinger replied "yes".

Mark Winings asked if the panels are the same as on the house.

Mr. Swillinger replied “yes”. He indicated that all wiring will be tucked under the panels; no wiring will be exposed.

Being no further questions or comments, Ron Reim made a motion to approve per staff recommendation. The motion was seconded by Craig Owens and unanimously approved by the members.

ARCHITECTURAL REVIEW – ROOFTOP ANTENNAS – 100 CARONDELET PLAZA (RITZ CARLTON)

Bret Blackhurst, representing Verizon Wireless, was in attendance at the meeting.

Louis Clayton explained that the three-acre subject property is located on the south side of Carondelet Plaza adjacent to Forest Park Parkway. The property has a zoning designation of HDC High Density Commercial District and is located in the Forsyth Station Transit Oriented Development Overlay District. The site contains a multi-story Ritz Carlton hotel and a five-story parking structure. There are currently eight telecommunications antennas installed onto the east and west sides of an existing penthouse located at the southeast corner of the parking structure. The applicant proposes to replace the existing antennas with nine new antennas. Three antennas each are proposed on the west, south and east sides of the penthouse. The new antennas are four to eight feet tall and six inches to one foot wide. Section 405.3720.B of the Zoning Regulations requires Architectural Review Board approval of new telecommunications antennas when the number of antennas increases and there is a visible change to the property. The proposed antennas are located on top of a multi-story parking structure and are primarily visible from Forest Park Parkway. In lieu of a physical screen around the antennas, the applicant proposes to paint all equipment to match the building exterior, which minimizes the visual impact. The location and design of the antennas and equipment is consistent with existing antennas on the building. Louis stated that staff is of the opinion that the antennas will not have an adverse visual impact on adjacent properties and recommends approval as requested.

Mr. Blackhurst stated that there are eight existing antennas on the west and east side of the penthouse that will be replaced with nine antennas.

Chairman Lichtenfeld asked if the antennas are the same size.

Mr. Blackhurst stated that the tallest new antenna is 8-feet; the tallest existing antenna is 6-feet.

Chairman Lichtenfeld asked why the change.

Mr. Blackhurst indicated that new technology that offers better voice quality and data.

Sherry Eisenberg asked if the south faces the Parkway.

Mr. Blackhurst replied “yes”.

Being no further questions or comments, Craig Owens made a motion to approve as submitted. The motion was seconded by Ron Reim and unanimously approved by the Board.

Ron Reim asked about the lack of landscaping on the site of the new home at Arundel & DeMun.

Louis Clayton indicated that landscaping is part of site plan approval; the building permit won't be finalized out and the occupancy permit won't be issued until landscaping is installed. He state that a temporary occupancy permit may have been issued. He stated that they may be waiting for the fall to plant.

Mark Winings asked if there are antenna regulations beyond aesthetics.

Louis Clayton stated that proposed antenna installs come before the ARB if there are aesthetic changes or an increase in the number of antennas.

Kevin O'Keefe informed the members that the City has very little discretionary authority over antennas.

Chairman Lichtenfeld asked about the Maryland School Townhome project.

Louis Clayton stated that the applicant is making plan revisions.

Kathy Scott informed the members that the next meeting is Wednesday, September 9th.

Being no further question or comments, this meeting adjourned at 6:30 p.m.

Recording Secretary